



Glaven Meadow Thornage Road, Little Thornage

Minors & Brady

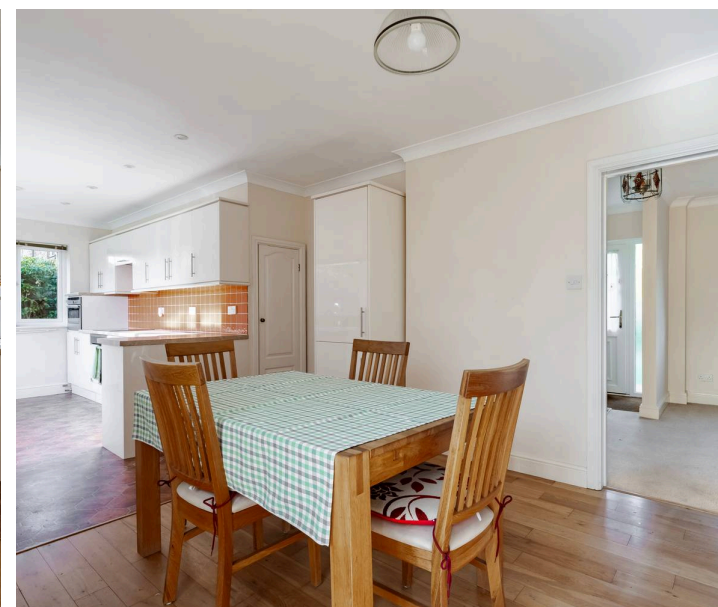


Glaven Meadow Thornage Road

Little Thornage, Holt

Outstanding Glaven Valley views, exceptional versatility and a peaceful North Norfolk setting. Nestled within the tranquil hamlet of Little Thornage, this substantial four-bedroom chalet bungalow enjoys a stunning position backing onto open countryside with breathtaking views across the surrounding valley. Offering flexible accommodation including three en-suite bedrooms, multiple reception spaces and excellent potential for multi-generational living or holiday letting, the property adapts effortlessly to a variety of lifestyles. Beautifully maintained gardens and a peaceful rural setting further enhance its appeal, while good decorative order throughout allows buyers to move straight in and enjoy. Offered with no onward chain, this is a rare opportunity to secure a home of space, character and outstanding potential in one of North Norfolk's most desirable locations.

- Stunning detached chalet bungalow enjoying a peaceful position within the sought-after hamlet of Little Thornage, surrounded by beautiful North Norfolk countryside
- Exceptional far-reaching views across the picturesque Glaven Valley, providing a truly breathtaking backdrop throughout the seasons
- Four generously proportioned bedrooms, including three benefiting from private en-suite facilities for added comfort and flexibility
- Spacious and versatile accommodation ideally suited to family living, multi-generational occupation or those seeking single-storey living options
- Three reception spaces comprising a spacious lounge, separate dining room and delightful conservatory overlooking the gardens and countryside beyond
- Well-appointed kitchen/breakfast room offering ample storage, workspace and wonderful countryside views



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The Location

Little Thornage is a picturesque North Norfolk village nestled within the beautiful Glaven Valley, an area renowned for its rolling countryside, quiet lanes and unspoilt rural charm. Surrounded by open farmland and scenic landscapes, the village offers a peaceful setting that feels wonderfully removed from the pace of modern life, whilst remaining conveniently close to a wealth of amenities and attractions.

The village sits just a short distance from the highly regarded Georgian market town of Holt, one of North Norfolk's most desirable destinations. Holt is celebrated for its independent boutiques, cafés, restaurants, galleries and specialist shops, creating a vibrant hub for both everyday convenience and leisure. The town is also home to the prestigious Gresham's School, further enhancing the appeal of the area for families.

For those who enjoy the outdoors, Little Thornage is perfectly placed. A network of footpaths and bridleways weave through the surrounding countryside, providing endless opportunities for walking, cycling and exploring the stunning Norfolk landscape. The popular Holt to Little Thornage walking route offers a scenic journey through both countryside and village surroundings, making it a favourite with walkers throughout the year.

The North Norfolk coastline is also within easy reach, with the renowned coastal villages of Blakeney and Cley just a short drive away. Known for their breathtaking scenery, sailing opportunities, nature reserves and exceptional birdwatching, these coastal destinations provide an outstanding extension to the already enviable lifestyle on offer. Combining rural tranquillity with excellent access to Holt, the coast and the wider North Norfolk countryside, Little Thornage enjoys a truly special setting.

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Little Thornage, Holt

Thornage Road, Little Thornage

Enjoying a truly special position within the peaceful hamlet of Little Thornage, this substantial four-bedroom chalet bungalow offers an exceptional blend of space, versatility and countryside charm. Backing directly onto the beautiful Glaven Valley, the property commands breathtaking far-reaching views across open countryside and enjoys an enviable setting within one of North Norfolk's most desirable rural locations. Presented in good decorative order throughout and offered with no onward chain, this is a rare opportunity to acquire a home that combines lifestyle, flexibility and future potential.

The property occupies a generous plot with attractive gardens to both the front and rear, complemented by ample off-road parking. Mature planting and established landscaping create an immediate sense of privacy, while the tranquil surroundings offer a peaceful retreat from the pace of modern life.

Upon entering, a welcoming hallway leads through the accommodation, revealing a thoughtfully arranged and highly versatile layout. The principal reception room is a bright and spacious living area, enjoying direct access to the rear garden and making the most of the property's exceptional outlook. Designed for both everyday comfort and entertaining, this inviting space flows effortlessly into the adjoining dining room, creating excellent flexibility for gatherings with family and friends.



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The kitchen and breakfast room serves as the heart of the home, offering extensive storage and workspace alongside plenty of room for informal dining. Large windows and doors frame uninterrupted views across the surrounding countryside, ensuring the beauty of the setting remains a constant feature of daily life. Beyond, a delightful conservatory provides an additional reception space from which to enjoy the gardens and changing seasons.

One of the property's most appealing attributes is its adaptable accommodation. The ground floor currently provides bedroom accommodation alongside reception rooms, allowing flexibility for multi-generational living, guests or those seeking single-storey convenience. With four bedrooms in total, three benefiting from en-suite facilities, the home is perfectly suited to larger families, visiting guests or those seeking a property with income-generating potential.

The layout also lends itself exceptionally well to a potential holiday let or Airbnb-style opportunity, subject to any necessary consents and regulations. Equally, buyers may wish to explore the potential for further enhancement or reconfiguration to suit their own requirements, making this a home that can continue to evolve alongside its owners.

The first floor offers further well-proportioned accommodation, including additional bedrooms, en-suite facilities and a family shower room. Many of the rooms enjoy elevated views across the Glaven Valley, creating a wonderful connection to the surrounding landscape.



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Outside, the rear garden is undoubtedly one of the property's standout features. Carefully established and beautifully maintained, it comprises an attractive mix of lawned areas, patios, mature borders and productive planting. The garden provides numerous seating areas from which to enjoy the stunning rural backdrop, whilst the open views beyond create a remarkable sense of space and tranquillity rarely found.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Ground Floor
Approx. 1228.3 sq. feet



First Floor
Approx. 557.8 sq. feet



Total area: approx. 1786.1 sq. feet

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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